

**CITY OF EL PASO**  
**BUILDING & STANDARDS COMMISSION BOARD PANEL "A"**  
**November 20, 2013**  
**5:30 P.M.**

**MINUTES**

The Building & Standards Commission Panel "A" held a public hearing at the El Paso City Council Chambers, Wednesday, November 20, 2013 at 5:30 p.m. with the following members present:

**Board Members Present:**

Robert Filarski  
Teresa Munoz  
Linda Vick  
Paul Gilcrease  
Conrad Conde  
Jesse Sanchez  
Rick Najera  
Conrad Conde 6:26

**Others Present:**

Elda Rodriguez-Hefner, Code Compliance Manager  
Wendi Vineyard, Assistant City Attorney  
Ron Roth, Chief Building Inspector  
Nathan Walsh, Chief Building Inspector  
Rudy Huerta, Jr., Building Inspector  
Diana Cedillo, Senior Office Assistant

**AGENDA**

Call to Order

- I. The Building & Standards Commission meeting, Panel "A" was called to order by Chairman Filarski at 5:23 p.m.

Chairman Filarski swore in all witnesses present to give testimony on the cases heard.

**Regular Items:**

- II. Public hearing to determine if the property located at 311 McCune Road, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Jesus S. Gonzalez, and he has been notified of this hearing.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

1. That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the structures be demolished within thirty (30) days; and
5. That the accessory carport be demolished within thirty (30) days; and
6. That the four (4) vehicles and three (3) cargo trailers be removed from premises; and
7. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
8. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring

the property into compliance, and place a lien on the property for the work which will be done by the City.

9. That said Owners shall become personally liable for all costs incurred by City in connection with securing the buildings and maintaining the buildings secured; and cleaning the premises of all weeds, trash, and debris, shall become due and payable within thirty (30) days of the date of completion of the work and such cost shall be assessed as a lien.

Nathan Walsh, Chief Building Inspector, read the item to record.

Rudy Huerta, Jr., Building Inspector, presented the case.

Mr. Sanchez inquires as to where the junk vehicles would be removed to.

Inspector Huerta states that the Code Compliance would remove junked vehicles.

Mr. Filarski inquires if anybody is living in trailer on the property.

Inspector Huerta states that the neighbor to the property states that there is someone living in trailer.

Mr. Najera states the neighbor is in violation due to electricity.

Mr. Gonzales, owner, is present to speak on behalf of property. He claims that he was unaware of the condition of the home; he does not have the funds to repair. Mr. Gonzales is requesting additional time to remove his belongings from property. The home was purchased in its current condition from auction.

Mr. Filarski is inquiring of plans to repair, states that the owner needs an engineer's report stating that home is salvageable. Mr. Filarski is granting an extension of time to remove belongings.

Mr. Gonzales agrees to remove trailer and van.

Ms. Vick advises Mr. Gonzales he has the option to demolish property on his own.

Inspector Huerta states that the warranty deed shows that the property was purchased in 2003, utilities have been off since 2004; there is now a car port on the property, which was not there in the month of February.

Mr. Najera states that the 2<sup>nd</sup> floor made out of wood, endangering neighbors, gas tank and propane is a fire hazard.

**Motion made by Conrad Conde, seconded by Paul Gilcrease to accept staff recommendations, unanimously carried.**

- III. Public hearing to determine if the property located at 8161 Valley View, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Arturo E. Dearo and Danny Guevara, and they have been notified of this hearing.

Nathan Walsh, Chief Building Inspector, read the item into the record and presented the case.

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

Revoke cop

1. That the structures be boarded and secured within thirty (30) days;
2. Register structure as vacant building within thirty (30) days;
3. Accessory structure be demolished within 30 days
4. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and

5. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Mr. Arellano inquires of the closest cross street, which are Valley View and Yarbrough.

There is no current address for the property owner

Mr. Gilcrease ref to grandchildren; inquires if they were notified.

Inspector Walsh states that he got the information from the property title.

Ms. Vick inquires if property owner was notified.

Inspector Walsh states that the property can be rehabilitated; no demolition is necessary.

Mr. Najera, states that it is the right of city to board up the property and bill for labor.

**Motion made by Ms. Vick, seconded by Mr. Conde to accept staff recommendations, and unanimously carried.**

**Motion made by Ms. Vick, seconded by Mr. Conrad to postpone the approval of the July minutes.**

IV. Adjournment

**Motion made to adjourn the meeting by Ms. Vick , seconded by Mr. Arellano was unanimously carried. The meeting adjourned at 6:27 p.m.**

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Robert Filarski, Chairman, Panel "A"

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Ron Roth, C.B.O., Chief Building Inspector  
City Development Department